

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

### July 11, 2013

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:06 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Mary Mason, Joe Mora, and Jaime Escobedo (Lisa Welch present via cellular phone). Also in attendance: Mr. Rauch and Ms. Hall (unit 351), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Mr. Rauch (unit 351) reported the completion of the deck surface repair at the entry to his unit and discussed the various methods of repair for deck surfaces, noted parking lot lights that need to be re-bulbed, gas supply line replacement, siding repair issues, not-repaired-but-painted gouges several lattice frames, pagoda light repairs, and notified the Board of a TV set left in the 7630 trash enclosure. Ms. Hall (unit 351) discussed unit (address) numbers and offered a source for replacements.

**Meeting Minutes:** The **June Board Meeting minutes** (6/13/13) were **approved** as presented.

#### **Treasurer's Report:**

	<b>June 2013</b>	<b>YTD</b>
Total Income	66,573.63	409,088.94
Operating Expenditures	26,037.32	157,669.84
Reserve Expenditures	37,162.00	393,664.73
Total Expenditures	63,199.32	551,334.57
Transfer to Reserve	(988.72)	(31,305.57)
Transfer from Reserve	0.00	175,610.00
Total in Savings	1,201,130.07	
Total Assets	1,229,257.06	

James N. reported Operating Expenses are approximately 12% below budget; also noted the Reserve expenditures were applied to siding repairs. The July Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, drip system completed at bldg. 7628, tree trimming/removal tasks continue and proposed installing pyracantha shrubs on the pool periphery (\$550); Board **approved** project (Joe M. abstained). Monthly report received from Sta. Barbara Pest Control on rodent abatement.

#### **Old Business**

Items addressed:

- **Dry rot repairs:** James N. reported Sea View Constr. is performing siding repairs that may have been overlooked prior to exterior painting.

- **Exterior painting:** Board **approved** sending final payment (\$42,286.27) to Affordable. Joe M. and Craig N. completed an inspection and a list of touch-ups will be forwarded to Affordable and Sea View for disposition. Lattice-work will be re-painted.
- **Unit address markers** (numbers): Joe M. and Ms. Hall (unit 351) will provide the Board with replacement wooden number samples.
- **Pool cleaning:** Master Clean has requested a schedule change to Mondays and Fridays (Board accepted); several of the Board's concerns on quality of cleaning were raised.

No other Old Business

## **New Business**

Items addressed:

- **Pavement maintenance:** James N. discussed various options for addressing the upcoming periodic asphalt maintenance (bids from Challenge); Board unanimously approved slurry-seal and (Phase III) repair, with a \$45,000 cap, authorized Craig N. to make the final decision on project and start date.
- **Front door/screen policy:** Board briefly discussed guidelines for acceptable replacements, based on "white" and "attractive".
- **Reserve Study:** Board discussed and approved commissioning JD Brooks & Assoc. to perform the study (\$1,380); James N. to contact.
- **Abandoned bicycles:** James N. to donate abandoned bicycles generated by the latest painting maintenance by July 18, 2013, Board **approved**.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:32 pm.

The next Board meeting is scheduled for Thursday, August 8, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe